

**Town of Milton
Board of Adjustments Meeting
Milton Library, 121 Union Street
Tuesday, January 22, 2013
7:00 p.m.**

**Transcriptionist: Helene Rodgville
[Minutes are Not Verbatim]**

1. Call Meeting to Order – Jim Crellin

2. Roll Call of Members:

Bob Carbone	Present
Janet Turner	Present
Jim Crellin	Present

3. Additions/Corrections to the Agenda

Jim Crellin: Are there any corrections to the agenda?

4. Approval of the Agenda

Bob Carbone: I make a motion to approve the Agenda as submitted.

Janet Turner: I so move.

Bob Carbone: Second.

Jim Crellin: We have a motion and a second to approve the Agenda. All in favor say aye. Opposed. The Agenda is accepted as submitted.

5. Approval of the Minutes – May 22, 2012

Jim Crellin: The minutes of our last meeting, which was May 22, 2012. Any adjustments or corrections to those minutes?

Janet Turner: Yes, I'll make sure that they understand my name is T-E-R-N-E-R, as spelled here.

Jim Crellin: I thought that's what I said.

Janet Turner: I know it confuses everybody.

Jim Crellin: T-E-R-N-E-R is Turner. Any other additions or corrections? Can we get a motion to accept the minutes as amended.

Janet Turner: So moved.

Bob Carbone: Second.

Jim Crellin: All in favor of accepting minutes, as amended, say aye. Opposed. Minutes are accepted, as submitted.

6. Public Hearing

The applicant, Truitt Jefferson, is requesting the following variance for 526 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.15-24.00. The property is zoned R1 (Residential).

1. Reduction to the minimum depth of a parcel from 100' to 97.56'.

Jim Crellin: Does the applicant have any comments to make?

Truitt Jefferson: It's my property. I was just trying to divide the lot into basically two lots, so I could sell two lots and put a house on each end. I didn't need a lot that large and I didn't realize that there was a Code thing saying that there's supposed to be 100' around and we just don't have it on that one side; just what's there is there.

Jim Crellin: Okay, are there any residents from adjacent properties who wish to make a comment?

Carl Amerling, 530 Union Street: The only thing I have to say is we have no objection whatsoever.

Jim Crellin: Okay, thank you. And there are no other residents from adjacent properties or other residents of Milton present to offer a comment? Do any members of the Board have any questions, concerns, considerations regarding this.

Bob Carbone: Yes, so I understand this is Lot 1 and Lot 2 of one lot right now?

Jim Crellin: Correct.

Bob Carbone: And their request is to have Lot 2 reduced so that we can have less than 100'. Now does that then affect Lot 1, because that's less than 100' width?

Robin Davis: No. No it doesn't.

Jim Crellin: It's depth. It's depth.

Robin Davis: Yes, depth. Front to back.

Jim Crellin: Not width. Depth. From the street to the back lot.

Bob Carbone: Oh okay, okay.

Robin Davis: Lot number 1, the new proposed Lot 1 would be, I think 159' or something.

Jim Crellin: Right and this Lot number 2 is from Waples Place to the end of the property line, with 97.56'.

Robin Davis: Yes. As Mr. Jefferson stated, he came to the Town requesting a partitioning of the Lot number 1, which is 526 Union Street. In doing so, he wants to divide it into two lots. Of course, after looking at the lots, the L-shape of that lot is only 97.56' deep, so that is the reasoning why he's here for a variance. The variance needs to be granted by the Board of Adjustments, prior to the partitioning being approved by Town Council. So if his application is approved, the partitioning request will be forwarded to Council with the recommendation of the Board of Adjustments.

Jim Crellin: Any additional comments or questions from the Board?

Robin Davis: If not, Mr. Crellin, we can go into the Business.

Jim Crellin: The Public Hearing is closed.

7. Business

The applicant, Truitt Jefferson, is requesting the following variance for 526 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.15-24.00. The property is zoned R1 (Residential).

1. Reduction to the minimum depth of a parcel from 100' to 97.56'.

Jim Crellin: We've had comments from the Board. Are there any others? No? Okay. I guess the question then is, is the Board approving or disapproving this application?

Bob Carbone: I see no objection.

Janet Turner: I move to approve.

Jim Crellin: And I move to approve, as well. I see no objection to the 2.4' difference and since the residents from the surrounding properties have no comment, it seems logical

to make the division one that is accepted.

Robin Davis: Mr. Crellin, if you could, I think Ms. Turner made the motion. If we could have just a second and then we could go ahead with the vote.

Bob Carbone: I make a motion that we accept the plan as submitted, reducing it to 97.56' and recommend approval.

Janet Turner: I'll second it.

Jim Crellin: We have a motion moved and seconded. All in favor say aye. Opposed. Motion has been unanimously approved and carried.

8. Adjournment

Jim Crellin: Can we have a motion for adjournment at 7:07 p.m.

Janet Turner: So moved.

Bob Carbone: Second.

Jim Crellin: We have a motion and a second to adjourn. All in favor say aye. Opposed. We are adjourned.